

S-29-2013
Stonebridge Commerce Park Subdivision
4100 West Links Drive
M Zone
4 Lots
8.5 Acres

BACKGROUND:

Brandt Bird, representing Mountain Oasis Holding Ltd., is requesting consideration to modify the original Stonebridge Commerce Park Subdivision. The Stonebridge Commerce Park Subdivision was approved by the Planning Commission in December 2013. The subdivision plat however, has not been recorded. The original subdivision consisted of 2 lots on 8.5 acres. After re-evaluating the project site, a determination has been made to add two additional lots. The subject property is presently vacant and is located north of Links Drive and east of Commerce Center Drive.

ISSUES:

The proposed subdivision is being requested in order to divide the existing property into 4 lots. It is expected that the future uses here will be light manufacturing and office. Access will be gained from Links Drive and from Commerce Center Drive.

The Planning Commission may remember that Links Drive and Commerce Center Drive were dedicated as part of the first phase of the 201 Commerce Center Subdivision. The cross section which will be used for both streets is a 66-foot right-of-way. A parkstrip and sidewalk will be located on the east side of Commerce Center Drive and on the north side of Links Drive.

Internal access will be accomplished by cross access easements. Although the subdivision plat will denote these easement locations, the developer will need to record documents that set forth the conditions upon which these easements will be used. Both Commerce Center Drive and Links Drive are dedicated streets and therefore maintained by the City.

The subdivision does contain a flag lot. Lot 4 is designed as a flag lot, but just for water and sewer purposes. It is not anticipated that the stem to the flag lot will be used for access. Access will be provided between the buildings on Commerce Center Drive and Links Drive.

At a future date, staff will review either conditional use and/or permitted use applications. At that time, staff and agency comments will be more thoroughly addressed as part of the site plan review process. The subdivision plat will contain easements dedication of right-of-way and other information applicable to the division of property.

STAFF ALTERNATIVES:

1. Approve the Stonebridge Commerce Center Subdivision subject to a resolution of staff and agency comments.

2. Continue the application in order for the developer to address the Planning Commissions concerns.

Applicant:

Brandt Bird
2545 N 400 E
Provo, UT 84604

Discussion: Steve Lehman presented the application. Barbara Thomas asked what the dark images on the aerial photograph are. Steve replied that this site was previously used to produce landscaping material and he believes that is what it is.

Brandt Bird, the applicant, stated that the dark images are different materials that were chopped and used for landscaping. He added that the site used environmentally friendly dye that was put into the wood chips to add color and variety.

Motion: Commissioner Meaders moved for approval.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	Yes
Chairman Conder	Yes

Unanimous-S-29-2013- Approved